



**FIRST-TIER TRIBUNAL
PROPERTY CHAMBER
(RESIDENTIAL PROPERTY)**

Case Reference : **HAV/29UD/MNR/2025/0798**

Property : **12 Davidson Road
Dartford
Kent
DA2 6FZ**

Applicant Tenant : **Mr S & Mrs A Dorman**

Representative : **None**

Respondent Landlord : **ALPF Single Family Home LP**

Representative : **Allsop Letting & Management**

Type of Application : **Determination of a Market Rent sections
13 & 14 of the Housing Act 1988**

Tribunal Members : **Mr I R Perry FRICS
Ms C D Barton MRICS**

Date of Application : **24th October 2025, received 20th
November**

Date of Decision : **23rd January 2026**

DECISION

SUMMARY REASONS

Decision

The Tribunal determines a Market Rent of £2,350 per month with effect from 1st December 2025.

Background

1. On 16th October 2025 the Landlord's Agent served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £2,350 per month in place of the existing rent of £2,250 per month to take effect from 1st December 2025.
2. The original tenancy commenced 31st August 2024 at £2,250 per month.
3. On 24th October 2025 under Section 13(4)(a) of the Housing Act 1988, the Tenant referred the Landlord's notice proposing a new rent to the Tribunal for determination of a market rent. The Tenant's referral was emailed to the Tribunal on 20th November 2025.

Inspection

4. The Tribunal did not inspect the property but considered this case based on the papers provided by the parties and information freely available on the internet.

Evidence

5. The Tribunal has considered the written submissions provided by the Tenant and the Landlord which had been copied to the opposing party.
6. The Tenant referred to several historic issues relating to the condition of the property.

Determination and Valuation

7. The role of the Tribunal is to assess a market rent for the property at the date specified in the Notice from which the new rent will take effect.
8. Having given consideration to the comparable evidence provided by the parties and of its own expert, general knowledge of rental values in the area, the Tribunal determines that the open market rent for the property **in good tenable condition and at the date specified in the notice** would be £2,350 per month.
9. The Tribunal therefore decided that the rent at which the subject property might reasonably be expected to be let in the open market by a willing Landlord under the terms of this assured tenancy was £2,350 per month.

10. The Tenant made no representation that the starting date for the new rent specified in the Landlord's notice would cause the Tenant undue hardship.
11. Accordingly, the Tribunal directed that the new rent of £2,350 per month should take effect from 1st December 2025, this being the date specified in the notice.

APPEAL PROVISIONS

These summary reasons are provided to give the parties an indication as to how the Tribunal made its decision. If either party wishes to appeal this decision, they should first make a request for full reasons and the details of how to appeal will be set out in the full reasons. Any request for full reasons should be made within a month. Any subsequent application for permission to appeal should be made on Form RP PTA.